

MINUTES OF THE CITY OF MOORE HAVEN CITY COUNCIL MARINA WORKSHOP ON JANUARY 28, 2019 AT 5:15 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 299 RIVERSIDE DRIVE, MOORE HAVEN, FLORIDA

Council members present: Bret Whidden, Mayor
 Jacob Eighner, Vice Mayor, Financial Officer
 Marc Decker, Councilman
 Clay Browning, Councilman
 Dave McGee, Councilman

Others Present: Maxine Brantley, City Clerk
 Steve Ramunni, City Attorney
 David Miller, City Manager
 Sam Briefman, Water Plant Supervisor

ITEM 1: DISCUSS MARINA LEASE AND OTHER OPTIONS:

Whidden states Jake thought it was time to have a workshop on the Marina. I think we need to discuss what direction we want to go. Eighner states Mr. Power came into City Hall and settled his dockage debt, one day last week. Ramunni states as best as we can tell. Eighner states he has started to gather up all of his belongings. I want to be clear, by no means am I against leasing out the marina to anyone that has a valid business proposal. I have spoken to a couple of people that have owned marinas and/or bait shops. Everyone has the census of everyone is there is just not enough amenities there, and the amenities that were brought up were things like some more covered storage, the seawall, the fuel, and the sewage. These are all things that we know eventually we will have those. Mr. Miller and I have been trying to come up with how to keep the marina open. Mr. Power needed 45 days to move out, so in 45 days we need to move forward with our next plan of action with the marina. Ramunni states when you say keep it open; you have two parts to it. You have the docks and you have the store component. Now we have the grant that was used for the construction, so we have to stay in compliance with the grant, which means we utilize the building for what it was proposed to be. We have the docks as the base, but I think in some form or fashion we will need to utilize the building so we do not violate the grant that built the building to begin with. Eighner states it is just like the grant for the shuffle board courts? You have to have the shuffle board courts for 25 years. Whidden states I don't remember the length of time. When we opened that and rented the boat slips, don't the bathrooms need to be open during a certain times of the day and for a certain amount of hours a day? Brantley states I think it is 6 hours. Whidden states I think we need to have someone check them. Miller states we have already fixed the dockage issues. Whidden states yes, I think the guys need to open the bathrooms in the morning and close them at night. Miller states are we waiting the 45 days? Whidden states no, I don't think we have to wait the 45 days, for the bathrooms to be open, because that is in the grant that they are supposed to be, and they were not open over the weekend. We asked Robert how many days and he said 45 days, now everything is out of there. Miller states okay. Ramunni states if he agrees that he is abandoning the premises, then we could take it tomorrow. I have drawn up a settlement agreement, and I was trying to keep it basic, but if he is out of there way ahead of time. Whidden states there is not bait there to sale. Decker states he is not spending anytime down there at all? Whidden

states not that I am aware of. Miller states then can we just go ahead and ask him for the keys? Ramunni states yes, if he is out of there. Ramunni states the question I think originally was if he owed us money, would he be willing to leave certain items? Whidden states yes, that was thing, if he didn't come up with the payment. Ramunni states technically he still owes us for January, right? Browning states yes. Ramunni states I know it is not a significant amount of money. Whidden states I think that night we said not worry about January, or for the next 45 days to charge him any rent. Ramunni states I was going to try to use that as leverage for the bottom line. Whidden states I wasn't going to spend time trying to get the \$500.00 when I wasn't sure we were going to get the \$1800.00. Ramunni states my point is if he had equipment and he was willing to leave it because he owed us money. Whidden states he didn't have any equipment. Ramunni states I don't know what was down there. Whidden states he had some bait, some artificial bait and some minnows. Ramunni states I understand he had some sort of tanks. Whidden states he didn't have anything invested in those. Eighner states he had some shiner tanks and another set that were sitting there that did not belong to him. We were talking about maybe bartering for the money he owed us, but he paid us and he can clear that piece of property. Ramunni states if he is willing to do the abandonment we can take it tomorrow. Eighner states if that is what he wants to do, I will have Mr. Miller put new locks on all the doors. We are clear; Robert has all his belongings out of the store. Whidden states right and the bathrooms. Ramunni states we will need to inspect it to make sure everything is as it should be. Whidden states the only thing we had was the building we didn't have anything in it. Decker states what about the shed. Whidden states the shed is his. He bought the shed.

Ramunni states to conclude my two parts, in the beginning when we did the RFP we did it for the whole operation. I get what you are saying that there is a fixed amount of what you are going to earn out of the covered docks. Whidden states I think if we get someone that is interested in it I would be interested in them running the docks too. Ramunni states the last thing I will say is you are probably going to have to do an RFP again, especially if it is including the dockage component. Eighner states the marina and dockage is all together, it is one component. Ramunni states ok and that was my point. Did you want to keep it all together? Whidden states yes. Ramunni states are we going to identify, because we didn't before, how much additional dockage we may have along the seawall that could be of income to the City? It is not identified; all we have specifically identified are the boat slips. Eighner states everything in that canal is the Moore Haven Marina to me. Here is my sales pitch. We let go the guy driving the grabber truck and we never replaced him, and never touched the \$14.00 an hour again. What I would like to do is change the hours of the marina, I would like to hire 2 part-time employees, open the marina from 5:30 a.m. to 4:00 p.m., close the marina on Monday and a half a day Sunday. Put a \$1000.00 in the budget that we can use towards your basic tackle. At the end of the shift all the paper work and money will come to Maxine, on Saturday and Sunday it can be put in the night drop box. Another thing I feel would be beneficial to us is if rent someone a boat slip, then they are renting only a boat slip not storage for their boat trailer. Me being a boat and trailer person I would gladly pay an extra \$10.00 or \$25.00 a month to store my trailer at the City lock up. We could take those trailers and store them down there, it does clean up the facility, and the trailers would be more secure. We have the money in the budget for the part-time employees, use these employees to get us through this winter, and that gives people to come in and give us an offer on leasing it. I am not against leasing the marina, but I am fully confident with putting a City employee there it will be looked after like it should be. Whidden states my outlook on getting

that business going was the boat traffic, the fisherman, and then sooner or later there would be some place for them to stay here. We are looking at extending that seawall, we own that property, I would love to try one or two of those cabins that you can bring in; put them right there on that water way, we have access to water electric and sewer there. Once it gets established we could keep them full with fisherman and duck hunters. Ramunni states once you get the survey done you have someone pencil in a site plan to see how you can maximize what you have. Miller states we are getting a survey done. Ramunni states you can use money from CAPFA for this. You need to use your CAPFA money within the City, because you have that money and it is accessible. You don't have to ask anyone for it or justify it. Eighner states well let's use that money to build a shiner room and a fish cleaning table. Ramunni states you have the money to do it, and for that matter you have the money to put in those cabins. That's all capital projects and it belongs to the City. Browning states a pavilion would be great down there for tournaments and things like that down there. Decker states the only problem I have is the part-time employees. What are we responsible for them other than the pay? Eighner states we are going to have to put in some merchandise there so you don't have an employee sitting there in an empty building. We will have Mr. Miller put the numbers together for two part-time employees and adjusting the hours. Whidden states stay with 5:30 a.m. and change the closing time.

Decker states David did you talk to them about the bathroom hours? Miller states yes, I did. I set a specific time, at 7:00 they clock in, they have a uniform on, they take the City truck, and they take care of both docks, and close the bathrooms.

ITEM 2: ANY OTHER BUSINESS TO DISCUSS:

Nothing to discuss.

ITEM 2: ADJOURNMENT:

MOTION was made by Eighner, seconded by Browning to adjourn. Motion carried.

Maxine Brantley, City Clerk

Bret Whidden, Mayor

Meeting adjourned at 6:10 pm

THESE MINUTES ARE NOT VERBATIM. IF ANYONE WISHES TO LISTEN TO THE MEETING IN ITS ENTIRETY, TAPES ARE AVAILABLE.